

These minutes are subject to formal approval by the Wyoming Housing Board of Appeals at their next regular meeting.

**MINUTES OF THE WYOMING HOUSING BOARD OF APPEALS
HELD AT WYOMING CITY HALL**

November 1, 2012

Chairman Beal called the meeting to order at 7:00 p.m.

Members present: Beal Kerby Kooienga

Other officials present: James W. DeLange, Chief Building Official

A motion was made by Kooienga, seconded by Kerby to approve the August 2, 2012 minutes of the Housing Board of Appeals meeting.

Motion carried: 3 Yeas 0 Nays

PUBLIC HEARING:

Case #V120242 P.P. #41-17-14-179-023

Miguel Socorro
1309 32nd St. S.W.

Applicant requested a variance from Property Maintenance Code Chapter 3 section 301.4 Animals and bees, which prohibits keeping pigeons to allow the owner to keep pigeons, in conformity to Chapter 10 of the Code of the City of Wyoming.

DeLange explained the original concept of the prohibition of keeping of birds and animals was to prohibit keeping animals for the purpose of food.

Mr. Miguel Socorro, 1309 32nd St. S.W., explained that as a boy he had raised pigeons in Cuba as a hobby. He had been unaware that doing so in the City of Wyoming would not be permitted. He would like to keep sport pigeons. There are clubs that people who keep pigeons belong to, they raise the pigeons and compete them. He would build a loft about the size of a small tool shed that would have screening for ventilation and cleaning. There is a lot involved with the hobby, and it can be expensive. He had spoken with his neighbors and they have no objection. He said there is documentation that the noise of 100 pigeons is no more than that of a passing car. The pigeons will not be allowed to fly around the neighborhood. Pigeons have been used in wars for delivering messages. He would like to keep 50 pigeons.

DeLange was not familiar with the sport of pigeon competition. He thought 50 birds might be excessive, and questioned whether the keeping that many is more of a business than a hobby. He asked the applicant if he thought he would sell pigeons. He also felt the loft should be located as to impact the owner rather than any neighbors.

Mr. Socorro said he would not sell any pigeons. He would breed pigeons to build his hobby to the number of birds allowed by the City. Some birds are lost during competition and the breeding replaces them. He had suggested the corner of his lot because the location was further from all the

neighboring houses, but he would follow any stipulations from the City.

Kerby was concerned about the accumulation of waste, and how it would be handled.

Mr. Socorro said he had not thought about the waste. The excrement can be used as fertilizer, but even with 50 birds the amount is not great.

DeLange noted that the code allows the keeping of birds and animals under the conditions as prescribed by the Chief Building Official, but the City has traditionally asked the Housing Board for their opinion regarding any appeals particularly with this number of birds.

A motion was made by Kerby, seconded by Kooienga to grant a variance to allow the owner to keep no more than 30 pigeons, with the stipulation the applicant have the City determine the location of the loft, allow the premise to be inspected at any time and that City would review the case in one year to check for nuisance or negative impact.

Motion carried: 3 Yeas 0 Nays

PUBLIC HEARING:

Case #V120243 P.P. #41-17-36-404-009
5720 Haughey Ave. S.W.

The purpose to hear all interested parties regarding the City's Notice to Repair or Demolish the structure(s), in conformity to Chapter 10 of the Code of the City of Wyoming was read by Staff Secretary.

There was no public hearing as no one was present for the hearing.

The Board all remarked on the current condition of the structure.

A motion was made by Kerby, seconded by Kooienga to uphold the City's Notice and Order to Repair or Demolish the building.

Motion carried: 3 Yeas 0 Nays

PUBLIC HEARING:

Case #V120244 P.P. #41-17-09-451-039
2675 28th St. S.W.

The purpose to hear all interested parties regarding the City's Notice to Repair or Demolish the structure(s), in conformity to Chapter 10 of the Code of the City of Wyoming was read by Staff Secretary.

DeLange said the structure was built in the early '70s. The building has been vacant periodically, and has currently been vacant over a year. The building is in disrepair and was posted with a Repair or Demolish order by the City in October, 2011. In September, 2012 the order was resent to the new owner. The certified letter was unclaimed. There is structural damage to the roof on the east side. The building is dilapidated, and has basically been abandoned. The taxes are being paid.

There was discussion among the Board members regarding the case. Kerby was concerned the owners

were paying a mortgage on the building. DeLange said repairs would be expensive, and the property has not been maintained. A vacant lot would still be of value to the owner.

A motion was made by Kooienga, seconded by Kerby to uphold the City's Notice and Order to Repair or Demolish the building.

Motion carried: Yeas 0 Nays

NEW BUSINESS:

Kerby discussed the letter sent by Mr. Steven Jackson in response to the August 2, 2012 Housing Board of Appeals meeting. Mr. DeLange said copies of the letter had been sent to the Board members for their information, and original had been placed in the Housing Board of Appeal file.

DeLange also updated the Board in the City's plan to adopt the 2012 Property Maintenance Code, hopefully by February, 2013. The Board members would be given the updates after the adoption.

Chairman adjourned the meeting.

William Kerby
Secretary

/cb